

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Milfoil Street, London W12

A well presented family house offering flexible accommodation, off street parking and a beautifully maintained 70 ft. rear garden with a detached garden office.

The accommodation provides a spacious reception room with feature fireplace, a kitchen / dining room opening directly onto the rear garden, a further reception room which could equally serve as a third bedroom, a ground floor cloakroom, principal bedroom with en suite shower room, second double bedroom and a family bathroom. The generous rear garden provides excellent entertaining space as well as a brick-built garden office, ideal for home working. The property further benefits from off street parking for two cars. Milfoil Street is well positioned for access to the broad spectrum of local transport connections, shopping and leisure facilities, including Wood Lane Underground Station and Westfield London, both within easy walking distance.

Asking Price: £800,000 Freehold

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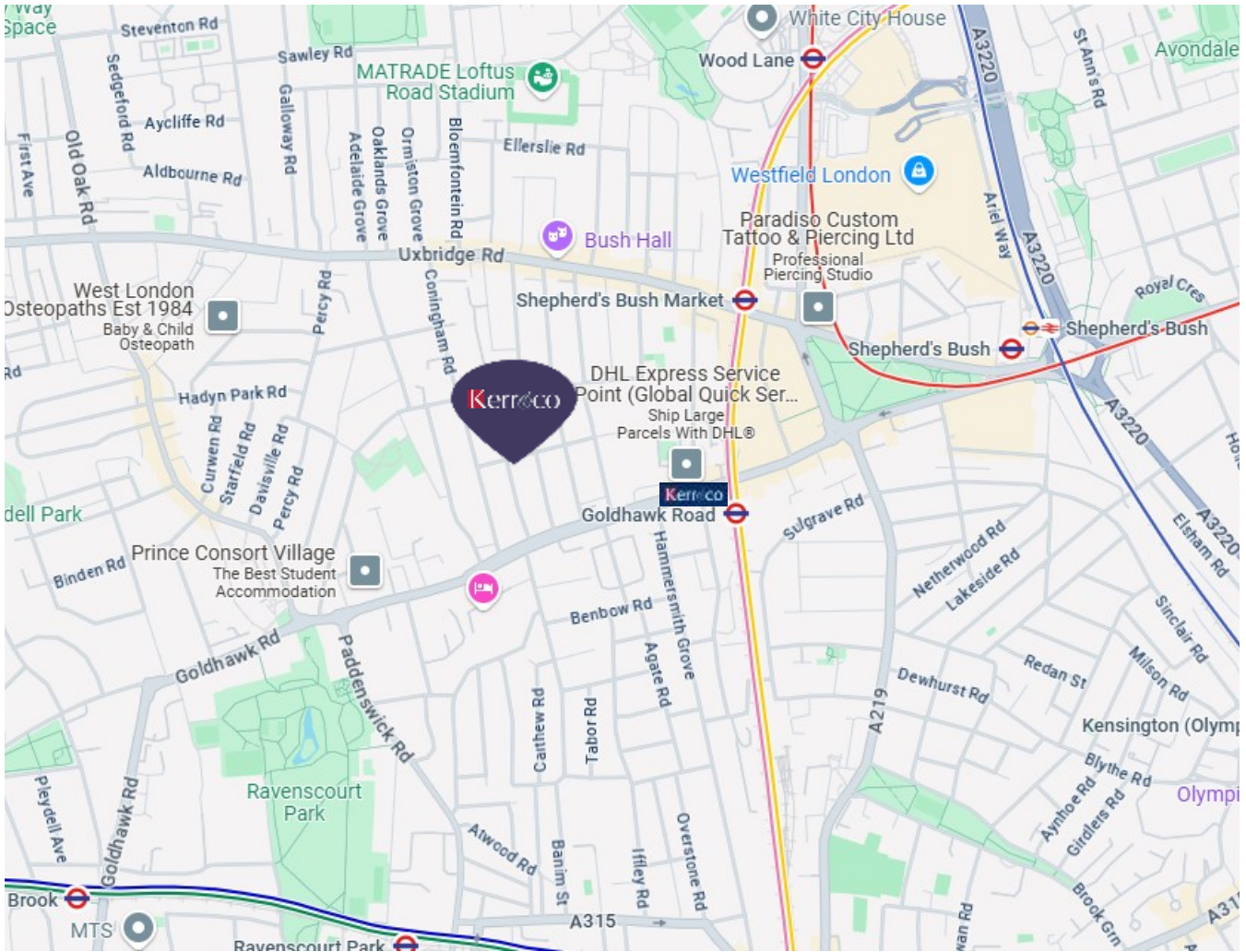




Milfoil Street, London W12 0RY

Well presented family house.
Flexible accommodation arranged over two floors.
70 ft. rear garden with detached garden office.
Off street parking for two cars.
Spacious reception room with feature fireplace.
Kitchen / dining room opening onto the rear garden.
Principal bedroom with en suite shower room.
Second double bedroom.
Additional reception room / third bedroom.
Ground floor cloakroom.
Family bathroom.
Quiet residential location within easy reach of Wood Lane Station and Westfield London.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

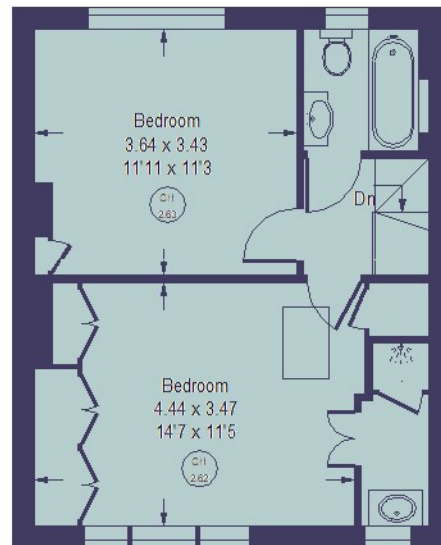
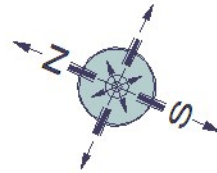
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band D (£1,519.51 for current financial year)
- Parking: Off street parking for two cars as well as eligible for a L.B.H.F. residents parking permit
- Accessibility: Step up to front door and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk: Available on request


Milfoil Street, London W12 0RY

Asking Price: **£800,000**

Mid terraced three bedroom house

Approximate gross internal floor area: **1,134 Sq. Ft./ 105.3 Sq. M.** (including studio/storage)



 = Reduced headroom
below 1.5 m / 5'0"

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.